



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-पुणे विभागीय पुरवणी

वर्ष - ४, अंक - ३]

गुरुवार, १२ मार्च २०१५ / फाल्गुन २९, शके १९३६

[पृष्ठ ९

असाधारण क्रमांक ३

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated, 4th March 2015

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-1813/1883/CR-408/E.P. Sanction/UD-13.—Whereas, the Shirur Municipal Council (District Pune) (hereinafter referred to as "the said Council") being the Planning Authority for the area under its jurisdiction (hereinafter referred to as "the said Planning Authority") by its Resolution No. 4 (45), dated 3rd September 2002 made a declaration of intention under Section 38 read with sub-section (1) of Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") to revise the Development Plan of entire area within its jurisdiction and the notice of the such declaration was published in Maharashtra Government Gazette, Pune Division, Part-I, Supplement, dated 7th November 2002 ;

and whereas, the said Council after carrying out survey of the entire area within its jurisdiction as required under Section 25 of the said Act, prepared and published the Revised Draft Development Plan of Shirur Municipal Council area *vide* Resolution No. 1, dated the 17th April 2010 and published a Notice to that effect in Maharashtra Government Gazette, Pune Division Supplement, dated the 29th April 2010 at pages 1884 and 1885, in accordance with the provisions of sub-section (1) of Section 26 of the said Act for inviting objections/suggestions from the general public ;

and whereas, the said Planning Authority has submitted the said Revised Draft Development Plan (hereinafter referred to as "the Second Revised Development Plan") to the Government of Maharashtra for sanction on 25th August 2011 under Section 30 of the said Act after following the procedure as mentioned in the said Act ;

and whereas, Government of Maharashtra has sanctioned the said Second Revised Draft Development Plan while excluding the substantial modifications which were published as EP-1 to EP-22 (hereinafter referred to as "the said excluded part") for inviting suggestions and/or objections for the general public *vide* Notice No. TPS-1811/1783/old CR-25/12/New CR-77/EP Publish/UD-13, dated the 23rd August 2012 which was published in the Maharashtra Government Gazette, Pune Division Supplement, dated

24th August 2012 on Pages 13 to 20 and the Deputy Director of Town Planning, Pune Division, Pune was appointed as the Officer to give hearing and submit his report to the Government ;

and whereas, the said Officer after giving hearing in respect of the suggestions and/or objections received from the general public, regarding the said Excluded Part No. EP-1 to 22 has submitted his report to the Government *vide* letter, dated the 14th June 2013 ;

and whereas, the said Act is further amended and the amendments are published in Maharashtra Government Gazette, dated 18th March 2014 and 23rd December 2014 and the amendment to the said Act have come into force from 4th October 2013 ;

and whereas, in accordance with the amended provisions of Section 31 (1) of the said Act *vide* Maharashtra Act No. XXXVIII of 2014 which has come into force with effect from 4th October 2013 the State Government is required to sanction the said Excluded Part within one year, from the date of receipt of the report from the Officer appointed under Section 31 (2) of the said Act or from the date one which the amended provisions have come into force whichever is later *i.e.* 4th October 2013 ;

and whereas, in accordance with the amended provisions of Section 148-A of the said Act *vide* Maharashtra Act No. XXXVIII of 2014, in computing the period in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period or periods during which any action could not be completed under the said chapters, due to enforcement of any code of conduct by the Election Commission of India or the State Election Commission in respect of any election shall be excluded ;

and whereas, such prescribed one year time limits is still in existence excluding the period of model code of conducts.

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf the Government of Maharashtra, after consulting the Director of Town Planning, Maharashtra State, Pune hereby.—

(a) Sanctions the said Excluded Part No. EP-1 to EP-22 of the said Development Plan as specified in the schedule "A" appended hereto ;

(b) Fixes the date after one month of the publication of this Notification in the Maharashtra Government Gazette to be the date on which the said Excluded Part as described in the schedule shall come into force.

(c) Extend the time limit of sanctioning the said Excluded Part under Section 31 (1) of the said Act upto the date of this Notification.

Copy of the Plan showing the aforesaid Excluded Part as sanctioned by the State Government shall be kept open for inspection by the general public, during working hours for a period of one year in the office of the Shirur Municipal Council (District Pune) on all working days.

This Notification shall also be made available on the Government web site at www.maharashtra.gov.in and website of Directorate of Town Planning, Maharashtra State, Pune www.dtp.maharashtra.gov.in

Schedule "A"

SCHEDULE OF SUBSTANTIAL MODIFICATIONS SANCTIONED BY THE GOVERNMENT UNDER SECTION 31 (7) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Appended To Government Notification No. TPS-1813/1883/CR-408/13/EP Sanction/UD-13, date 4th March 2015

Sr. No.	Proposal as per Draft Development Plan published under Section 26 of the M.R. and T.P. Act, 1966	Proposal of Draft Development Plan submitted by Planning Authority to the Government for sanctioned under Section 30 of the M.R. and T.P. Act, 1966	Substantial Modifications as published by Government under Section 31 (7) of the M.R. and T.P. Act, 1966	Decision on Substantial Modification Published by Government under Section 31 of M.R. and T.P. Act, 1966
1	2	3	4	5
EP-1	Site No. 24-"Children's Playground"	M-6 (i) Site No. 24, (Childrens' Playground) is proposed to be deleted and land thereunder proposed to be included in Residential Zone. (ii) A new 3.00 mtrs. road along East boundary is to be proposed.	EP-1 (i) North portion of Site No. 24 (Childrens' Playground) is proposed to be deleted and included in Residential Zone as shown on Plan. (ii) A new 3.00 mtrs. road along East boundary proposed by Planning Authority, while submitting the plan, is deleted.	EP-1 Sanctioned as proposed under Section 31 (7) of M.R. and T.P. Act, 1966 as shown on Plan.
EP-2	Site No. 27 - "Garden"	M-7 Site No. 27 - 'Garden' is proposed to be deleted and land thereunder proposed to be included in Residential Zone.	EP-2 Part of reservation on North-East side of the existing road passing through reservation, is proposed to be deleted and included in Residential Zone as shown on Plan.	EP-2 Sanctioned as proposed under Section 31 (7) of M.R. and T.P. Act, 1966 as shown on Plan.
EP-3	Site No. 52 - "Rural Hospital"	M-20 10 Gunthas area belonging to 'Panjarpol' to the North-East corner along highway from the site is proposed to be deleted from reservation and land thereunder proposed to be included in Residential Zone.	EP-3 Area admeasuring about 10 Gunthas belonging to Panjarpol, to the North-East corner along highway, is proposed to be deleted from reservation and land thereunder is proposed to be included in Residential Zone.	EP-3 Sanctioned as proposed under Section 31 (7) of M.R. and T.P. Act, 1966 as shown on Plan.

Schedule "A"—contd.

1	2	3	4	5
EP-4	Residential Zone in R. S. Nos. 307 (pt.), 308 (pt.).	--	EP-4 Area from R. S. Nos. 307 (pt.) and 308 (pt.) upto MDR-53 is proposed to be included in 'Public/Semi-Public Zone' as shown on plan.	EP-4 Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.
EP-5	Residential Zone adjoining to Site No. 36-"Garden".	M-11 --	EP-5 Area adjoining South-West corner of Site No. 36 'Garden' as shown in the Plan is proposed to be included in Site No. 36 'Garden'.	EP-5 Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.
EP-6	Site No. 53-"Primary School, High School, Hostel and Playground."	M-21 Portion of Site No. 53 to the East side of Highway is proposed to be deleted and land thereunder proposed to be included in Residential Zone.	EP-6 (i) North – South strip to the South of Highway is proposed to be deleted from Reservation and included in Residential Zone as shown on plan. (ii) Two parts of reservation lying on Southern side of 24 mtrs. road are proposed to be redesignated as 'Hostel' as shown on plan. (iii) Part of reservation on Northern side of 24 mtrs. road is proposed to be reinstated and redesignated as "Gymnasium and Library" as shown on Plan. (iv) Remaining portion of reservation lying towards West site of Ahamednagar Highway is proposed to be redesignated as "Primary School, High School and Playground" as shown on plan.	EP-6 Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.

EP-7	Site No. 54-"Municipal Purpose."	M-22	Site No. 54 - Municipal Purpose is proposed to be deleted and land thereunder is proposed to be included in Residential Zone.	EP-7	Eastern portion having area about 50 per cent is proposed to be deleted and included in Residential Zone. Remaining area is proposed to be reinstated and redesignated for 'Library and Gymnasium' with Municipal Council as Appropriate Authority.	EP-7	Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.	महाराष्ट्र शासन राजपत्र, भाग एक असाधारण - पुणे विभागीय प्रस्ताव, १२ मार्च २०१५ / कालानु २१, शेके १९३६
EP-8	Reservation for High School (Site No. 14) proposed by Town Planning Officer in pre-published plan is deleted and included in Residential Zone by the Planning Authority while Publishing the plan under Section 26.	Reservation for High School (Site No. 14) proposed by Town Planning Officer in pre-published plan is deleted and included in Residential Zone by the Planning Authority while Publishing the plan under Section 26.	EP-8	New reservation is proposed for High School (New Site No. 14) as shown in Plan.	EP-8	Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.		
EP-9	Reservation for Health Center (Site No. 66) proposed by Town Planning Officer in pre-published plan is deleted and included in Residential Zone by the Planning Authority while publishing the plan under Section 26.	Reservation for Health Center (Site No. 66) proposed by Town Planning Officer in pre-published plan is deleted and included in Residential Zone by the Planning Authority while publishing the plan under Section 26.	EP-9	New reservation is proposed for Health Center (New Site No. 69) as shown in Plan.	EP-9	Sanctioned is refused to the proposed under Section 31 (1) of M.R. and T.P. Act, 1966. The land use shall be as per the submitted Plan under Section 30 of M.R. and T.P. Act, 1966.		
EP-10	Reservation for Playground (Site No. 68) proposed by Town Planning Officer in pre-published plan is deleted and included in Residential Zone by the Planning Authority while publishing the plan under Section 26.	Reservation for Playground (Site No. 68) proposed by Town Planning Officer in pre-published plan is deleted and included in Residential Zone by the Planning Authority while publishing the plan under Section 26.	EP-10	New reservation is proposed for Playground (New Site No. 68) as shown in Plan.	EP-9	Sanctioned is refused to the proposed under Section 31 (1) of M.R. and T.P. Act, 1966. The land use shall be as per the submitted Plan under Section 30 of M.R. and T.P. Act, 1966.		

Schedule "A"—contd.

1	2	3	4	5
EP-11 Swimming Pool and Shopping Centre.	M-27 (i) Site No. 67 - Swimming Pool and Shopping Centre is proposed to be deleted and land thereunder proposed to be included in Residential Zone.	EP-11 (i) Site No. 67 - Swimming Pool and Shopping Centre is proposed to be relocated, with reduced area of 0.40 Ha., on R. S.No. 1140 as shown on plan. Area under original location of Site No. 67 is to be included in Residential Zone.	EP-11 (i) Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.	
(ii) Proposed 12.00 mtrs. road along South-East of the site.	(ii) Proposed 12.00 mtrs. road along South-East side of the site is proposed to be deleted and land thereunder proposed to be included in Residential Zone.	(ii) 12.00 mtrs. road along South-East side of the Site No. 66 is proposed to be kept as per plan published under Section 26.	(ii) Road alignment Sanctioned with road width reduced to 9.00 mtrs.	
EP-12 12.19 mtrs. wide North-South proposed road to the East of Site No. 20.	M-31 Alignment of 12.19 mtrs. wide North-South proposed road to the East of Site No. 20 is to be shifted towards East and the land released from the original alignment of road is proposed to be included in Residential Zone.	EP-12 The alignment of North-South road from East of Site No. 20 upto the Southern portion of Site No. 24 is proposed to be modified with reduction in width to 9 mtrs. as shown on plan.	EP-12 (i) Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.	
EP-13 Proposed 15 mtrs. wide Green Belt along Nala.	M-36 Width of Proposed 15 mtrs. wide Green Belt along Nala reduced to 7.00 mtrs. and deleted portion from the green belt proposed to be included in Residential Zone.	EP-13 15.00 mtrs. Green Belt is reinstated as per Plan published under Section 26. However, Designation of Green Belt is proposed to be converted into 15.00 mtrs. wide Green Zone.	EP-13 Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan excluding 7 Gunthe land of Buddha Vihar.	
EP-14 Existing use of IDGAH	M-37 Existing use of IDGAH is to be partly deleted and included in Residential Zone and partly in Green Belt (out of S. No. 37) as shown on plan.	EP-14 Proposed to be sanctioned as per plan submitted under Section 30.	EP-14 Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.	

EP-15	Existing use of Jain Mandir in Gaonthan.	M-39	Private land excluding Jain Mandir is proposed to be included in Residential Zone.	EP-15	Proposed to be sanctioned as per plan submitted under Section 30.	EP-15	Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.
EP-16	Proposed Aforestation Zone.	M-40 and M-44	Aforestation Zone shown on plan is proposed to be deleted and land thereunder proposed to be included in Residential and Agriculture Zone.	EP-16	Area under Aforestation Zone is proposed to be included in Agricultural Zone / No Development Zone, subject to the condition that, the change of land use for residential or any other developable use, of these lands shall not be permissible in future.	EP-16	(i) Part area along road out of S. No. 325 is deleted from Aforestation Zone and included in Residential Zone as shown on Plan. (ii) Out of remaining area, the area having slope more than 1:5 is deleted from Aforestation Zone and included in Agriculture/No Development Zone and balance area is deleted from Aforestation Zone and included in Residential Zone subject to following condition.— The boundary of the land having slope less than 1:5 and more than 1:5 shall be decided and marked on Development Plan by Chief Officer, in consultation with Joint Director of Town Planning, Pune Division, Pune.
EP-17	Proposed Aforestation Zone in S. Nos. 57 (pt.), 54 (pt.) and other.	M-45	Aforestation Zone shown on plan is proposed to be deleted and land thereunder proposed to be included in Residential Zone.	EP-17	The land on which Municipal Council has sanctioned Development / or given Building permission under Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001	EP-17	Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.

Schedule "A"—contd.

1	2	3	4	5																		
EP-17			is proposed to be included in Residential Zone as shown on plan. Remaining land is proposed to be included in Agricultural Zone/No Development Zone.																			
EP-18	Building adjacent to Municipal Council shown as PSP existing use.	M-42 The use of Building adjacent to Municipal Council shown in PSP as existing use is proposed to be deleted from Public/Semi-Public Zone and included in Commercial Zone as shown on plan.	EP-18 Proposed to be sanctioned as per Plan submitted under Section 30. Adjoining additional area upto Pune-Nagar Road, belonging to Municipal Council, is proposed to be included in Commercial Zone as shown on plan.	EP-18 Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.																		
EP-19	Proposed T. P. Scheme Zone.	M-43 Proposed T. P. Scheme Zone is to be deleted and shown as Residential Zone as shown on plan.	EP-19 Land under TPS Zone is proposed to be converted into Residential Zone subject to following new reservations and road network as shown on plan.	EP-19 Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.																		
<table><tr><th>Sr. Designation No.</th><th>Location</th><th>Area (Ha.)</th></tr><tr><td>1 Playground</td><td>R. S. No. 309, 321</td><td>4. 00</td></tr><tr><td>2 Playground</td><td>R. S. No. 287</td><td>2.35</td></tr><tr><td>3 Garden</td><td>R. S. No. 287</td><td>0.48</td></tr><tr><td>4 Parking</td><td>R. S. No. 283</td><td>1.00</td></tr><tr><td>5 Cremation Ground</td><td>R. S. No. 290</td><td>0.80</td></tr></table>					Sr. Designation No.	Location	Area (Ha.)	1 Playground	R. S. No. 309, 321	4. 00	2 Playground	R. S. No. 287	2.35	3 Garden	R. S. No. 287	0.48	4 Parking	R. S. No. 283	1.00	5 Cremation Ground	R. S. No. 290	0.80
Sr. Designation No.	Location	Area (Ha.)																				
1 Playground	R. S. No. 309, 321	4. 00																				
2 Playground	R. S. No. 287	2.35																				
3 Garden	R. S. No. 287	0.48																				
4 Parking	R. S. No. 283	1.00																				
5 Cremation Ground	R. S. No. 290	0.80																				

EP-20	Existing use of 'T. B. Hospital' shown in S. No. 278 as Public/ Semi-Public use.	M-46	Existing use of T. B. Hospital shown in S. No. 278 as Public/ Semi-Public use. Name typed as T. B. Hospital in S. No. 278 is proposed to be deleted.	EP-20	Area out of S. No. 278 shown as Public / Semi-Public Zone in Plan submitted under Section 30, is proposed to be included in No Development Zone.	EP-20	Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.
EP-21	Agriculture/No Development Zone.	Agriculture / No Development Zone in R. S. No. 269-E/1.	EP-21	New reservation for 'Slaughter House' numbered as New Site No. 70, admeasuring about 0.25 Ha. is proposed on R. S No. 269-E/1 as shown on plan.	EP-21	Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.	
EP-22	18 mtrs. wide D. P. Road	Alignment of 18 mtrs. wide D. P. Road in R. S. No. 285, 290, 291 etc.	EP-22	Alignment of 18 mtrs. wide D. P. Road shown through R. S. No. 285, 290, 291 etc. is proposed to be modified as shown on plan. Area and boundary of Site No. 47 "Playground" is proposed to be modified accordingly as shown on plan.	EP-22	Sanctioned as proposed under Section 31 (1) of M.R. and T.P. Act, 1966 as shown on Plan.	

By order and in the name of the Governor of Maharashtra,

SANJAY SAOJI,

Under Secretary to Government.